

Cleveland Regional Loan Center

Timeliness Standard

The Cleveland Regional Loan Center's timeliness requirement is **all** appraisals must be completed within 5 business days of the date the assignment was requested.

Appraisal Fees:

The following appraisal fees and compliance inspection fees are in effect for **Delaware, Indiana, Michigan, New Jersey, Ohio, and Pennsylvania**. The fees apply to all appraisals ordered on or after August 1, 2009.

INDIVIDUAL APPRAISAL FEES:

	Single Family	Two-Four Family	Condominium	Manufactured Home On Permanent Foundation
Indiana	\$350.00	\$500.00	\$375.00	\$350.00
Michigan	\$350.00	\$500.00	\$375.00	\$350.00
Ohio	\$350.00	\$500.00	\$375.00	\$350.00
Pittsburgh	\$350.00	\$500.00	\$375.00	\$350.00
Philadelphia/Delaware	\$375.00	\$500.00	\$375.00	\$375.00
New Jersey	\$375.00	\$525.00	\$375.00	\$375.00

LIQUIDATION APPRAISAL FEES:

	Single Family	Two-Four Family	Condominium	Manufactured Home On Permanent Foundation
Indiana	\$375.00	\$525.00	\$400.00	\$375.00
Michigan	\$375.00	\$525.00	\$400.00	\$375.00
Ohio	\$375.00	\$525.00	\$400.00	\$375.00
Pittsburgh	\$375.00	\$525.00	\$400.00	\$375.00
Philadelphia/Delaware	\$400.00	\$525.00	\$400.00	\$400.00
New Jersey	\$400.00	\$550.00	\$400.00	\$400.00

CHANGES FOR PENNSYLVANIA: Please note that the Philadelphia jurisdiction (including Delaware) and the Pittsburgh jurisdiction no longer have similar fees for Single Family and Manufactured Homes. Please refer to Attachment A for a county breakdown for each jurisdiction in Pennsylvania.

COMPLIANCE INSPECTION FEE AND REPAIR CERTIFICATION FEE: In accordance with Circular 26-06-01, dated February 15, 2006, compliance inspections are no longer required for proposed or under construction properties. They are still required for Specially Adapted Housing (SAH) construction or remodeling. The fee for a repair/alteration inspection requested by a lender or SAH compliance inspection is \$100.00 for all jurisdictions.

LATE CHARGES: Lenders and other appraisal requesters should note that VA Form 26-1805-1 (Request for Determination of Reasonable Value) states:

“On receipt of a ‘Certificate of Reasonable Value’ or advice from the Department of Veterans Affairs that a ‘Certificate of Reasonable Value’ will not be issued, we agree to forward to the appraiser the approved fee for which we are holding for this purpose.”

Appraisers and other fee personnel are authorized to collect a reasonable late charge for fees that are not paid promptly. Reasonable “late charges” are defined as no greater than \$15.00 per month after 60 days have elapsed from the date of billing. Further, in those cases where VA has documented evidence of non-compliance with this policy, fee appraisers may be given authorization to collect their fee prior to the performance of the appraisal. **Late charges are not to be charged to the veteran.**

Appraisers and other fee personnel are not authorized to delay or withhold new assignments because of fees that are not paid promptly.

TRAVEL OUTSIDE OF ASSIGNED COUNTIES: A \$20.00 fee as compensation for travel will be allowed where the appraiser or compliance inspector is required to appraise or inspect an individual property in a county other than the county or counties where they have been authorized to receive appraisal assignments on the standard VA rotation basis. VA must authorize the appraiser or compliance inspector to travel outside of the assigned county or counties. Appraiser examples: 1) Counties A, B, and C are assigned to you by VA as your territory as shown in The Appraisal System (TAS). You are not allowed to charge an additional \$20.00 fee for appraisals or inspections completed on properties located in counties A, B, or C. 2) Counties A, B, and C are assigned to you by VA as your regular territory as shown in TAS. VA assigns a case to you in county D. You are allowed to collect an additional \$20.00 fee.

Attachment A

Listing of Counties for Pennsylvania Jurisdictions

Pennsylvania Counties Under Pittsburgh Jurisdiction (11-11-X-XXXXXXX)	Pennsylvania Counties Under Philadelphia Jurisdiction (10-10-X-XXXXXXX)	Delaware Counties Under Philadelphia Jurisdiction (10-10-X-XXXXXXX)
Allegheny	Adams	Kent
Armstrong	Berks	New Castle
Beaver	Bradford	Sussex
Bedford	Bucks	
Blair	Cameron	
Butler	Carbon	
Cambria	Centre	
Clarion	Chester	
Clearfield	Clinton	
Crawford	Columbia	
Elk	Cumberland	
Erie	Dauphin	
Fayette	Delaware	
Forest	Franklin	
Fulton	Juniata	
Greene	Kent	
Huntingdon	Lackawanna	
Indiana	Lancaster	

Jefferson	Lebanon
Lawrence	Lehigh
McKean	Luzerne
Mercer	Lycoming
Somerset	Mifflin
Venango	Monroe
Warren	Montgomery
Washington	Montour
Westmoreland	Northampton
	Northumberland
	Perry
	Philadelphia
	Pike
	Potter
	Schuylkill
	Snyder
	Sullivan
	Susquehanna
	Sussex
	Tioga
	Union
	Wayne
	Wyoming
	York